



## APPLICATION

☒ Master Plan Amendment MPA# \_\_\_\_\_

☒ Zoning Map Amendment REZ# \_\_\_\_\_

**PROPERTY LOCATION:** 716 North Pitt Street; 717, 719, 723 & 735 North St. Asaph

### APPLICANT

Name: Alexandria Old Town North LLC  
Address: c/o Buchanan Partners, 9841 Washington Blvd, Suite 300 Gaithersburg, MD 20878

### PROPERTY OWNER:

Name: Alexandria Old Town North LLC  
Address: c/o Buchanan Partners, 9841 Washington Blvd, Suite 300 Gaithersburg, MD 20878

### Interest in property:

☒ Owner      ☐ Contract Purchaser

☐ Developer    ☐ Lessee      ☐ Other \_\_\_\_\_

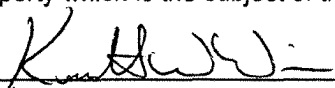
If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

☒ yes: If yes, provide proof of current City business license.

☐ no: If no, said agent shall obtain a business license prior to filing application.

**THE UNDERSIGNED** certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Kenneth W. Wire, Esquire, Agent  
Print Name of Applicant or Agent

  
Signature

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Mailing/Street Address

(703) 712-5362      (703) 712-5222  
Telephone #      Fax #

McLean, VA      22102  
City and State      Zip Code

3/4/11  
Date

### DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: \_\_\_\_\_  
Legal advertisement: \_\_\_\_\_  
ACTION - PLANNING COMMISSION \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_  
ACTION - CITY COUNCIL: \_\_\_\_\_

MPA # 2011-0002  
 REZ # 2011-0001

## SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map – Block Lot	Land Use Existing - Proposed		Master Plan Designation Existing – Proposing		Zoning Designation Existing – Proposing		Frontage (ft.)  Land Area (acres)
1. <u>054.04-10-01</u>	Vacant Commercial	Mixed use	Commercial	Mixed use	CD	New CDD	14,766 s.f.
2. <u>054.04-10-02</u>	Vacant Commercial	Mixed use	Commercial	Mixed use	CD	New CDD	16,236 s.f.
3. <u>054.04-10-03</u>	Commercial	Mixed use	Commercial	Mixed use	CD	New CDD	6,150 s.f.
4. <u>054.04-10-04</u>	Unimproved	Mixed use	Commercial	Mixed use	CD	New CDD	6,150 s.f.
5. <u>054.04-10-05</u>	Vacant Commercial	Mixed use	Commercial	Mixed use	CD	New CDD	22,140 s.f.

## PROPERTY OWNERSHIP

☐ Individual Owner

☒ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 10% interest in such corporation or partnership.

- Name: See Attached Extent of Interest: \_\_\_\_\_  
 Address: \_\_\_\_\_
- Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
 Address: \_\_\_\_\_
- Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
 Address: \_\_\_\_\_
- Name: \_\_\_\_\_ Extent of Interest: \_\_\_\_\_  
 Address: \_\_\_\_\_

application master plan amend.pdf

8/1/06 Pnz\Applications, Forms, Checklists\Planning Commission

MPA # 2011-0002  
REZ # 2011-0001

## JUSTIFICATION FOR AMENDMENT

(attach separate sheets if needed)

1. Explain how and why any proposed amendment(s) to the Master Plan are desirable, beneficial to surrounding properties, in character with the applicable Small Area Plan and consistent with City policies:  
The proposed mixed use project will provide a full service 50,000 square foot grocery store which is a much needed community amenity. The design of the building meets many of the design guidelines contained in the Small Area Plan including, building height and façade articulation of a project which compliments the design of other buildings in North Old Town.
2. Explain how and why the proposed amendment to the Zoning Map(s) is consistent with the proposed amendment to the Master Plan, or, if no amendment to the Master Plan is being requested, how the proposed zoning map amendment is consistent with the existing Master Plan:  
The proposed amendment to the Master Plan is needed to permit a CDD zone for the property which will enable the owner to construct a project with a 3.0 FAR. Approximately 1.0 of FAR will be used for the grocery store and 2.0 FAR for the residential units. This ratio of commercial to residential units makes the cost of underground parking for the grocery store financially viable.
3. Explain how the property proposed for reclassification will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire, drainage structures, refuse disposal, water and sewers, and schools.  
The DSUP application and traffic study demonstrates adequate service by public facilities.
4. If this application is for conditional zoning approval pursuant to Section 11-804 of the Zoning Ordinance, identify all proffered conditions that are to be considered part of this application (see Zoning Ordinance Section 11-804 for restrictions on conditional zoning):

N/A